# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 26 Petal Crescent, Wallan Vic 3756

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$727,000		&		\$769,000			
Median sale p	rice							
Median price	\$631,000	Pro	operty Type	Hou	ISE		Suburb	Wallan
Period - From	01/01/2024	to	31/03/2024		So	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2 Grevillea Ct WALLAN 3756	\$757,500	13/11/2023
2	26 Groundberry Av WALLAN 3756	\$740,000	20/11/2023
3	38 Richmond St WALLAN 3756	\$728,000	06/03/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

18/04/2024 13:48









Property Type: House Land Size: 443 sqm approx Agent Comments Indicative Selling Price \$727,000 - \$769,000 Median House Price March quarter 2024: \$631,000

# **Comparable Properties**



2 Grevillea Ct WALLAN 3756 (VG)



Price: \$757,500 Method: Sale Date: 13/11/2023 Property Type: House (Res) Land Size: 735 sqm approx Agent Comments

Agent Comments



Price: \$740,000 Method: Private Sale Date: 20/11/2023 Property Type: House Land Size: 469 sqm approx

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38 Richmond St WALLAN 3756 (VG)

26 Groundberry Av WALLAN 3756 (REI/VG)

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Agent Comments



Method: Sale Date: 06/03/2024 Property Type: House (Res) Land Size: 654 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088



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